

Inspection Summary Report - 382956

Inspection No: 382956
Property: (163526) ALLEN BENEDICT COURT
1810 Allen Benedict Ct
COLUMBIA, SC 29204

Inspection Date: 9/17/2012

Phone: (803) 376-6103

Fax: (803) 376-6175

E-Mail Address: hthomas@chasc.org

ACC#: _____

CA#: _____

Scattered Site?: No

PIH Project: SC002000002

Comments: tac 1356374, 1356767 bed bug reported (bld 1 a4, a5) (bld 2 b4,b5) (bld8, h7) (bld 10 j3,j4) (bld 12, 1) (bld 13 unit6)[Ver 2.3.4]

Building Unit Count

	#Total	#Inspected
Buildings	167	27
Units	446	26

Scores

	Possible Points	Area Points	H & S Deduction
Site	20.4	20.4	0.0
Bldg Ext	17.4	16.9	0.0
Bldg Sys	15.5	15.5	0.0
CA	0.6	0.6	0.1
Units	46.1	43.2	7.3
Overall	100.0	96.5	7.4
Final Score = Area Points - H & S Deduction			89 c

Health and Safety Counts

Non-Life Threatening

	Site	Bldg	Unit	Total
Actual	0	4	11	15
%Inspected	---	16%	6%	---
Projected	0	25	189	213

Life Threatening

Actual	0	1	2	3
%Inspected	---	16%	6%	---
Projected	0	6	34	40

Smoke Detectors

Actual	0	0	0	0
%Inspected	---	16%	6%	---
Projected	0	0	0	0

Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
Capital	None				
Ordinary	BldgExt	FHEO - Accessibility to Main Floor Entrance**	23	27	85%
	CA	FHEO - Accessible Outside Common Areas**	23	27	85%
		Kitchen	1	3	33%
		Lobby	1	3	33%

Note: Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances).

Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers, and smoke detectors).

Participants:

Management Agent Columbia HA	Thomas, Howard	Phone: (803) 254-3886 Fax: (803) 376-6165 E-Mail Address: hthomas@chasc.org	1917 Harden St Columbia, SD 29204
Owner/PHA HOUSING AUTHORITY OF THE CITY OF COLUMBI	Walker, Gilbert	Phone: (803) 254-3886 Fax: (803) 376-6114 E-Mail Address: gwalker@chasc.org	1917 HARDEN Street COLUMBIA, SC 29204-1015
Site Manager Columbia HA	Clea, Shannon	Phone: (803) 254-3886 Fax: (803) 376-6175 E-Mail Address: sclea@chasc.org	1917 Harden St Columbia, SC 29204

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	A1-A10 Row/Town Houses	1939	10	1810 Allen Benedict Ct A1-A10 COLUMBIA SC 29204

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	a5	1 Bedroom	Occupied	Other Hazard		
	Comments: bedbugs					
	a9	1 Bedroom	Occupied			
2	B1-B10 Row/Town Houses		1939	10	1810 Allen Benedict Ct B1-B10 COLUMBIA SC 29204	
	b2	1 Bedroom	Occupied			
3	C1-C10 Row/Town Houses		1939	10	1810 Allen Benedict Ct C1-C10 COLUMBIA SC 29204	
	c1	1 Bedroom	Occupied			
	c9	1 Bedroom	Not Occupied	Vacant		
4	D1-D10 Row/Town Houses Not In Sample		1939	10	1810 Allen Benedict Ct D1-D10 COLUMBIA SC 29204	
5	E1-E12 Row/Town Houses		1939	12	1810 Allen Benedict Ct E1-E12 COLUMBIA SC 29204	
	e10	2 Bedroom	Occupied			
	e8	3 Bedroom	Occupied	Other Hazard		
6	F1-F12 Row/Town Houses		1939	12	1810 Allen Benedict Ct F1-F12 COLUMBIA SC 29204	
	f10	2 Bedroom	Occupied			
7	G1-G12 Row/Town Houses		1939	12	1810 Allen Benedict Ct G1-G12 COLUMBIA SC 29204	
	g5	2 Bedroom	Occupied			
8	H1-H12 Row/Town Houses Offline		1939	12	1810 Allen Benedict Ct H1-H12 COLUMBIA SC 29204	
Comments: under rehab						
	h11	1 Bedroom	Not Occupied	Offline		
	Comments: under rehab					
9	I1-I6 Row/Town Houses Not In Sample		1939	6	1810 Allen Benedict Ct I1-I6 COLUMBIA SC 29204	
10	J1-J6 Row/Town Houses		1939	6	1810 Allen Benedict Ct J1-J6 COLUMBIA SC 29204	
	j6	1 Bedroom	Occupied			
11	K1-K12 Row/Town Houses Not In Sample		1939	12	1810 Allen Benedict Ct K1-K12 COLUMBIA SC 29204	
12	L1-L12 Row/Town Houses		1939	12	1810 Allen Benedict Ct L1-L12 COLUMBIA SC 29204	
	l3	2 Bedroom	Occupied			
13	M1-M12 Row/Town Houses		1939	12	1810 Allen Benedict Ct M1-M12 COLUMBIA SC 29204	
	m2	1 Bedroom	Occupied			
14	N1-N12 Row/Town Houses		1939	12	1810 Allen Benedict Ct N1-N12 COLUMBIA SC 29204	

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	n12	1 Bedroom	Occupied		
15	O1-O10 Row/Town Houses		1939	10	1810 Allen Benedict Ct O1-O10 COLUMBIA SC 29204
	o7	3 Bedroom	Occupied		
16	P1-P10 Row/Town Houses <i>Not In Sample</i>		1939	10	1810 Allen Benedict Ct P1-P10 COLUMBIA SC 29204
17	Q1-Q10 Row/Town Houses		1939	8	1810 Allen Benedict Ct Q1-Q10 COLUMBIA SC 29204
Comments: police substation in units 8 & 10					
	q3	3 Bedroom	Occupied		
18	R1-R10 Row/Town Houses <i>Not In Sample</i>		1939	10	1810 Allen Benedict Ct R1-R10 COLUMBIA SC 29204
19	S1-S6 Row/Town Houses		1939	6	1810 Allen Benedict Ct S1-S6 COLUMBIA SC 29204
	s6	1 Bedroom	Occupied		
20	T1-T6 Row/Town Houses <i>Not In Sample</i>		1939	6	1810 Allen Benedict Ct T1-T6 COLUMBIA SC 29204
21	U1-U6 Row/Town Houses <i>Not In Sample</i>		1939	6	1810 Allen Benedict Ct U1-U6 COLUMBIA SC 29204
22	V1-V6 Row/Town Houses <i>Not In Sample</i>		1939	6	1810 Allen Benedict Ct V1-V6 COLUMBIA SC 29204
23	W1-W8 Row/Town Houses <i>Not In Sample</i>		1939	8	1810 Allen Benedict Ct W1-W8 COLUMBIA SC 29204
24	X1-X8 Row/Town Houses <i>Not In Sample</i>		1939	8	1810 Allen Benedict Ct X1-X8 COLUMBIA SC 29204
25	Y1-Y8 Row/Town Houses		1939	8	1810 Allen Benedict Ct Y1-Y8 COLUMBIA SC 29204
	y6	2 Bedroom	Occupied		
26	Z1-Z8 Row/Town Houses		1939	8	1810 Allen Benedict Ct Z1-Z8 COLUMBIA SC 29204
	z4	2 Bedroom	Occupied		
27	Office Common Building		1939	0	1810 Allen Benedict Ct Office COLUMBIA SC 29204
28	1520 15-16 Duplex <i>Not In Sample</i>		1982	2	1520 Rice St Apt 15-16 COLUMBIA SC 29204
29	1520 13-14 Duplex <i>Not In Sample</i>		1982	2	1520 Rice St Apt 13-14 COLUMBIA SC 29204
30	1520 11-12 Duplex <i>Not In Sample</i>		1982	2	1520 Rice St. Apt 11-12 COLUMBIA SC 29204
31	1520 9-10 Duplex <i>Not In Sample</i>		1982	2	1520 Rice St Apt 9-10 COLUMBIA SC 29204
32	1520 7-8 Duplex		1982	2	1520 Rice St Apt 7-8 COLUMBIA SC 29204

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	1508-7	2 Bedroom	Occupied		
33	1520 5-6 Duplex <i>Not In Sample</i>		1982	2	1520 Rice St Apt 5-6 COLUMBIA SC 29204
34	1520 3-4 Duplex <i>Not In Sample</i>		1982	2	1520 Rice St Apt 3-4 COLUMBIA SC 29204
35	1520 1-2 Duplex <i>Not In Sample</i>		1982	2	1520 Rice Apt 1-2 COLUMBIA SC 29204
36	701 1-6 Row/Town Houses <i>Not In Sample</i>		1980	6	701 Richland Apt 1-6 COLUMBIA SC 29204
37	705 1-8 Row/Town Houses		1980	8	705 Richland St Apt 1-8 COLUMBIA SC 29204
	705-3	3 Bedroom	Occupied		
38	709 1-6 Row/Town Houses <i>Not In Sample</i>		1980	6	709 Richland 1-6 COLUMBIA SC 29204
39	514 Richland 1-5 Row/Town Houses <i>Not In Sample</i>		1980	5	514 Richland apt 1-5 COLUMBIA SC 29204
40	518 6-10 Row/Town Houses <i>Not In Sample</i>		1980	5	518 Richland St Apt 6-10 COLUMBIA SC 29204
41	1818 1-3 Row/Town Houses <i>Not In Sample</i>		1980	3	1818 Pulaski St. Apt 1-3 COLUMBIA SC 29204
42	1822 4-6 Row/Town Houses		1980	3	1822 Pulaski St Apt 4-6 COLUMBIA SC 29204
	1822-6	3 Bedroom	Occupied		
43	610 7-10 Row/Town Houses		1980	4	610 Richland St Apt 7-10 COLUMBIA SC 29204
	610-10	3 Bedroom	Occupied		
44	600 1-5 Row/Town Houses <i>Not In Sample</i>		1980	5	600 Blanding St Apt 1-5 COLUMBIA SC 29204
45	602 1-3 Row/Town Houses <i>Not In Sample</i>		1980	3	602 Richland St. Apt 1-3 COLUMBIA SC 29204
46	2210 100A-500D Low Rise/Garden Apartment		1980	20	2210 Waverly St Apt 100A-500D COLUMBIA SC 29204
	2210-100a	3 Bedroom	Occupied		
47	2040 Harlem St Single Family <i>Not In Sample</i>		1975	1	2040 Harlem St COLUMBIA SC 29209
48	2042 Harlem St Single Family		1965	1	2042 Harlem St. COLUMBIA SC 29209
	2042	3 Bedroom	Occupied		
49	1936 Harlem Single Family <i>Not In Sample</i>		1965	1	1936 Harlem St COLUMBIA SC 29209
50	452 Hickory Ridge Single Family <i>Not In Sample</i>		1969	1	452 hickory Ridge Dr COLUMBIA SC 29209

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51	3516 Kelford Single Family <i>Not In Sample</i>	1969	1	3516 Kelford Dr. COLUMBIA SC 29209
52	104 Lambeth Single Family <i>Not In Sample</i>	1972	1	104 Lambeth Dr COLUMBIA SC 29209
53	3720 Lochmore Single Family <i>Not In Sample</i>	1974	1	3720 Lochmore Drive COLUMBIA SC 29209
54	3932 Anwood Single Family <i>Not In Sample</i>	1969	1	3932 Anwood Drive COLUMBIA SC 29209
55	7215 Sunview Drive Single Family <i>Not In Sample</i>	1976	1	7215 Sunview Drive COLUMBIA SC 29209
56	309 Todd Branch D Single Family <i>Not In Sample</i>	1970	1	309 Todd Branch Dr COLUMBIA SC 29223
57	427 Todd Branch D Single Family <i>Not In Sample</i>	1970	1	427 Todd Branch Dr COLUMBIA SC 29229
58	3937 Trotter Rd Single Family <i>Not In Sample</i>	1975	1	3937 Trotter Rd COLUMBIA SC 29209
59	4513 Wactor St. Single Family <i>Not In Sample</i>	1975	1	4513 Wactor St. COLUMBIA SC 29209
60	3517 Kelford Dr Single Family <i>Not In Sample</i>	1960	1	3517 Kelford Dr COLUMBIA SC 29209
61	206 Forestwood Dr Single Family <i>Not In Sample</i>	1972	1	206 Forestwood Dr COLUMBIA SC 29223
62	3608 Old Leesburg Single Family <i>Not In Sample</i>	1982	1	3608 Old Leesburg Rd COLUMBIA SC 29209
63	214 Forest Wood Dr Single Family <i>Not In Sample</i>	1975	1	214 Forestwood Dr. COLUMBIA SC 29209
64	3007 Eastway Dr. Single Family <i>Not In Sample</i>	1970	1	3007 Eastway Dr. COLUMBIA SC 29209
65	3709 Travelers Ln Single Family <i>Not In Sample</i>	1965	1	3709 Travelers Ln COLUMBIA SC 29209
66	3812 Lee Hill Dr. Single Family <i>Not In Sample</i>	1972	1	3812 Lee Hill Dr. COLUMBIA SC 29209
67	3513 Lee Hill Dr. Single Family <i>Not In Sample</i>	1971	1	3513 Lee Hill Dr. COLUMBIA SC 29209
68	4328 Camino St. Single Family <i>Not In Sample</i>	1980	1	4328 Camino St. COLUMBIA SC 29209
69	4356 Candlelite St Single Family <i>Not In Sample</i>	1971	1	4356 Candlelite St COLUMBIA SC 29209
70	2610 Flamingo Rd Single Family <i>Not In Sample</i>	1971	1	2610 Flamingo Rd COLUMBIA SC 29209
71	321 Galbra St. Single Family <i>Not In Sample</i>	1969	1	321 Galbra St. COLUMBIA SC 29209

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72	4236 Hileah St. Single Family <i>Not In Sample</i>	1970	1	4236 Hileah St. COLUMBIA SC 29209
73	2634 Palmland Dr Single Family <i>Not In Sample</i>	1970	1	2634 Palmland Dr COLUMBIA SC 29209
74	4245 Hileah St. Single Family <i>Not In Sample</i>	1971	1	4245 Hileah St. COLUMBIA SC 29209
75	4145 Shorecrest Dr Single Family <i>Not In Sample</i>	1971	1	4145 Shorecrest Dr COLUMBIA SC 29209
76	4220 Shorecrest Dr Single Family <i>Not In Sample</i>	1975	1	4220 Shorecrest Dr COLUMBIA SC 29209
77	4204 Hileah Dr. Single Family <i>Not In Sample</i>	1970	1	4204 Hileah Dr. COLUMBIA SC 29209
78	4009 Tavineer Dr. Single Family <i>Not In Sample</i>	1971	1	4009 Tavineer Dr. COLUMBIA SC 29204
79	2620 Windy Dr. Single Family <i>Not In Sample</i>	1971	1	2620 Windy Dr. COLUMBIA SC 29209
80	4025 Winter Park Single Family <i>Not In Sample</i>	1971	1	4025 Winter Park COLUMBIA SC 29209
81	4312 Crestlite Dr. Single Family <i>Not In Sample</i>	1971	1	4312 Crestlite Dr. COLUMBIA SC 29209
82	4349 Crestlite Dr. Single Family <i>Not In Sample</i>	1971	1	4349 Crestlite Dr. COLUMBIA SC 29209
83	LA Clair St Single Family <i>Not In Sample</i>	1975	1	LA Clair St COLUMBIA SC 29209
84	4341 Candelite Dr. Single Family <i>Not In Sample</i>	1972	1	4341 Candelite dr. COLUMBIA SC 29209
85	7600 Farrowwood Dr Single Family <i>Not In Sample</i>	1972	1	7600 Farrowwood Dr COLUMBIA SC 29209
86	508 Briarcliff Dr. Single Family <i>Not In Sample</i>	1972	1	508 Briarcliff Dr. COLUMBIA SC 29203
87	524 Briarcliff Dr. Single Family <i>Not In Sample</i>	1972	1	524 Briarcliff Dr. COLUMBIA SC 29203
88	7268 Holloway Rd. Single Family <i>Not In Sample</i>	1971	1	7268 Holloway Rd. COLUMBIA SC 29209
89	2228 Weiss Dr Single Family <i>Not In Sample</i>	1978	1	2228 Weiss Dr COLUMBIA SC 29209
90	218 Porter Dr. Single Family <i>Not In Sample</i>	1978	1	218 Porter Dr. COLUMBIA SC 29209
91	117 Spreading Bran Single Family <i>Not In Sample</i>	1971	1	117 Spreading Branch Dr. Hopkins SC 29061
92	152 Auburn Leaf Dr Single Family <i>Not In Sample</i>	1979	1	152 Auburn Leaf Dr Hopkins SC 29061

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93	7602 Burdell Dr. Single Family <i>Not In Sample</i>	1982	1	7602 Burdell Dr. COLUMBIA SC 29209
94	2632 Banner Hill R Single Family <i>Not In Sample</i>	1965	1	2632 Banner Hill Rd COLUMBIA SC 29209
95	2721 Partridge Dr. Single Family <i>Not In Sample</i>	1979	1	2721 Partridge Dr. South Hopkins SC 29061
96	7949 Burdell Dr. Single Family <i>Not In Sample</i>	1979	1	7949 Burdell Dr. COLUMBIA SC 29209
97	2136 Leesburg Rd. Single Family <i>Not In Sample</i>	1975	1	2136 Leesburg Rd COLUMBIA SC 29204
98	8308 Old Percival Single Family <i>Not In Sample</i>	1967	1	8308 Old Percival rd COLUMBIA SC 29223
99	345 Gatlin Dr. Single Family <i>Not In Sample</i>	1978	1	345 Gatlin Dr. Hopkins SC 29061
100	409 Winslow Way Single Family <i>Not In Sample</i>	1978	1	409 Winslow Way COLUMBIA SC 29223
101	120 Roost Rd Single Family <i>Not In Sample</i>	1974	1	120 Roost Rd Hopkins SC 29061
102	208 Raintree Dr. Single Family <i>Not In Sample</i>	1981	1	208 Raintree Dr. Hopkins SC 29061
103	657 Bitternut Single Family <i>Not In Sample</i>	1978	1	657 Bitternut COLUMBIA SC 29209
104	508 Winslow Way. Single Family <i>Not In Sample</i>	1979	1	508 Winslow Way. COLUMBIA SC 29229
105	104 Jadetree Dr. Single Family <i>Not In Sample</i>	1969	1	104 Jadetree Dr. Hopkins SC 29061
106	2408 S. Partridge Single Family <i>Not In Sample</i>	1974	1	2408 S. Partridge Circe Hopkins SC 29061
107	321 Gatlin Dr. Single Family <i>Not In Sample</i>	1982	1	321 Gatlin Dr. COLUMBIA SC 29209
108	1704 Woodford Dr. Single Family <i>Not In Sample</i>	1966	1	1704 Woodford Dr. COLUMBIA SC 29209
109	2121 Gayley St. Single Family <i>Not In Sample</i>	1975	1	2121 Gayley St. COLUMBIA SC 29209
110	2 Sunny Ct. Single Family <i>Not In Sample</i>	1981	1	2 Sunny Ct. COLUMBIA SC 29223
111	341 Quail Hills Dr Single Family <i>Not In Sample</i>	1971	1	341 Quail Hills Dr Hopkins SC 29061
112	135 Hunting Ave. Single Family <i>Not In Sample</i>	1979	1	135 Hunting Ave. COLUMBIA SC 29061
113	122 Kells Dr. Single Family <i>Not In Sample</i>	1979	1	122 Kells Dr. COLUMBIA SC 29061

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114	11 Becton Ct Single Family <i>Not In Sample</i>	1982	1	11 Becton Ct COLUMBIA SC 29223
115	5 Valley End Ct. Single Family <i>Not In Sample</i>	1982	1	5 Valley End Ct. COLUMBIA SC 29229
116	216 Tilting Rock D Single Family <i>Not In Sample</i>	1982	1	216 Tilting Rock Dr Hopkins SC 29061
117	10 Bradford Ridge Single Family <i>Not In Sample</i>	1972	1	10 Bradford Ridge COLUMBIA SC 29223
118	213 Tilting Rock D Single Family <i>Not In Sample</i>	1974	1	213 Tilting Rock Dr COLUMBIA SC 29061
119	129 Glen Shannon D Single Family <i>Not In Sample</i>	1979	1	129 Glen Shannon Dr COLUMBIA SC 29223
120	2927 Eastway Dr. Single Family <i>Not In Sample</i>	1974	1	2927 Eastway Dr. COLUMBIA SC 29204
121	200 Ferncliffe Rd. Single Family <i>Not In Sample</i>	1976	1	200 Ferncliffe Rd. Elgin SC 29045
122	3110 Trotter Rd. Single Family <i>Not In Sample</i>	1969	1	3110 Trotter Rd. Hopkins SC 29061
123	2717 Partride Dr S Single Family <i>Not In Sample</i>	1979	1	2717 Partride Dr South Hopkins SC 29061
124	305 Thornfield Rd Single Family <i>Not In Sample</i>	1965	1	305 Thornfield Rd COLUMBIA SC 29229
125	716 Rockhaven Rd Single Family <i>Not In Sample</i>	1986	1	716 Rockhaven Rd COLUMBIA SC 29223
126	4221 Camino Ct Single Family <i>Not In Sample</i>	1972	1	4221 Camino Ct COLUMBIA SC 29209
127	117 Charleswood Dr Single Family <i>Not In Sample</i>	1972	1	117 Charleswood Dr COLUMBIA SC 29223
128	4324 Charter Ct Single Family <i>Not In Sample</i>	1971	1	4324 Charter Ct COLUMBIA SC 29209
129	4332 Charter Ct Single Family <i>Not In Sample</i>	1972	1	4332 Charter Ct COLUMBIA SC 29209
130	321 Greenlake Dr. Single Family <i>Not In Sample</i>	1983	1	321 Greenlake Dr. Hopkins SC 29061
131	300 Halmilton Dr. Single Family <i>Not In Sample</i>	1972	1	300 Halmilton Dr. COLUMBIA SC 29203
132	16 King Arthur Ct. Single Family <i>Not In Sample</i>	1972	1	16 King Arthur Ct. COLUMBIA SC 29223
133	240 Kinghut Dr. Single Family <i>Not In Sample</i>	1970	1	240 Kinghut Dr. COLUMBIA SC 29209
134	108 Lambeth Dr. Single Family <i>Not In Sample</i>	1974	1	1810 Allen Benedict Ct COLUMBIA SC 29209

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135	2613 Palmland Dr. Common Building	1971	0	2613 Palmland Dr. COLUMBIA SC 29209
Comments: community				
136	305 Rockingham Dr. Single Family <i>Not In Sample</i>	1973	1	305 Rockingham Dr. COLUMBIA SC 29223
137	432 Sawtimber Ln Single Family <i>Not In Sample</i>	1972	1	432 Sawtimber Ln COLUMBIA SC 29209
138	328 Greybark Dr. Single Family <i>Not In Sample</i>	1975	1	328 Greybark Dr. COLUMBIA SC 29209
139	340 Greybark Dr. Single Family <i>Not In Sample</i>	1975	1	340 Greybark Dr. COLUMBIA SC 29209
140	341 Ovanta Rd Single Family <i>Not In Sample</i>	1971	1	341 Ovanta Rd COLUMBIA SC 29209
141	325 Galbra St. Single Family <i>Not In Sample</i>	1972	1	325 Galbra St. COLUMBIA SC 29209
142	504 Hickory Ridge Single Family <i>Not In Sample</i>	1974	1	504 Hickory Ridge Lane COLUMBIA SC 29209
143	320 Greenlake Dr. Single Family <i>Not In Sample</i>	1983	1	320 Greenlake Dr. Hopkins SC 29061
144	226 Shagbark Dr. Single Family <i>Not In Sample</i>	1971	1	226 Shagbark Dr. COLUMBIA SC 29209
145	1605 Lower Richlan Single Family <i>Not In Sample</i>	1969	1	1605 Lower Richland Blvd Hopkins SC 29061
146	113 Leaside Cir Single Family <i>Not In Sample</i>	1977	1	113 Leaside Cir COLUMBIA SC 29223
147	113 Salem Ct Single Family <i>Not In Sample</i>	1969	1	113 Salem Ct Hopkins SC 29061
148	1521 Lower Richlan Single Family <i>Not In Sample</i>	1974	1	1521 Lower Richland Blvd Hopkins SC 29061
149	530 N. Crossing Dr Single Family <i>Not In Sample</i>	1977	1	530 N. Crossing Dr COLUMBIA SC 29229
150	3008 Padgett Rd. Single Family <i>Not In Sample</i>	1973	1	3008 Padgett Rd. Hopkins SC 29061
151	117 Durham Creek Single Family <i>Not In Sample</i>	1969	1	117 Durham Creek COLUMBIA SC 29229
152	6 northfield Ct. Single Family <i>Not In Sample</i>	1977	1	6 northfield Ct. COLUMBIA SC 29223
153	18 Abberton Ct. Single Family	1998	1	18 Abberton Ct. COLUMBIA SC 29223
	18 abberton	3 Bedroom	Occupied	
154	2306 Newell Rd. Single Family <i>Not In Sample</i>	1977	1	2306 Newell Rd. COLUMBIA SC 29209

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155	205 Starling Goods Single Family	1974	1	205 Starling Goodson Dr. Hopkins SC 29061
	205 starli	3 Bedroom	Occupied	
156	6 Penhurst Ct. Single Family <i>Not In Sample</i>	1976	1	6 Penhurst Ct. COLUMBIA SC 29209
157	101 Hickory Forest Single Family <i>Not In Sample</i>	1998	1	101 Hickory Forest St. COLUMBIA SC 29209
158	207 Jaybird Ln Single Family	1983	1	207 Jaybird Ln COLUMBIA SC 29223
	207 jaybir	3 Bedroom	Occupied	
159	224 Gatlin Dr. Single Family <i>Not In Sample</i>	1980	1	224 Gatlin Dr. Hopkins SC 29061
160	209 Rockingham Rd. Single Family <i>Not In Sample</i>	1983	1	209 Rockingham Rd. COLUMBIA SC 29223
161	105 Durham Creek Single Family <i>Not In Sample</i>	1977	1	105 Durham Creek COLUMBIA SC 29223
162	4052 Candlelite Dr Single Family <i>Not In Sample</i>	1971	1	4052 Candlelite Dr COLUMBIA SC 29209
163	4344 Candlelite Dr Single Family <i>Not In Sample</i>	1972	1	4344 Candlelite Dr COLUMBIA SC 29204
164	408 Shagbark dr Single Family	1971	1	408 Shagbark dr COLUMBIA SC 29209
	408 shag	3 Bedroom	Occupied	
165	3701 Woodbury Dr. Single Family <i>Not In Sample</i>	1977	1	3701 Woodbury Dr COLUMBIA SC 29209
	3701	3 Bedroom	Occupied	
166	4108 Tavineer Dr Single Family <i>Not In Sample</i>	1971	1	4108 Tavineer Dr COLUMBIA SC 29209
167	4104 Shorecrest dr Single Family <i>Not In Sample</i>	1979	1	4104 Shorecredt dr COLUMBIA SC 29204

Inspectable Items:

Inspected Item	NO/OD	Observation	Severity	Location/Comments	Ded.
Building 1 - Building Exterior					Possible Points: 1.1
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Building 1 - Common Areas					Possible Points: <0.05
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Building 1 - Unit a9					Possible Points: 1.8
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bathroom; Comments: inop	1.0

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Building 1 - Unit a9 - Health & Safety					
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roaches	0.6
Building 2 - Building Exterior Possible Points: 0.9					
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Building 2 - Common Areas Possible Points: 0.0					
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Building 3 - Building Exterior Possible Points: 0.9					
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Building 3 - Common Areas Possible Points: 0.0					
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Building 3 - Unit c1 Possible Points: 1.9					
Hot Water Heater	OD	Pressure Relief Valve Missing (NLT)	Level 3	Location: hotwater heater; Comments: missing pressure relief piping on valve	1.0
Building 5 - Building Exterior Possible Points: 1.1					
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Building 5 - Common Areas Possible Points: 0.0					
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Building 6 - Building Exterior Possible Points: 1.1					
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Building 6 - Common Areas Possible Points: <0.05					
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Building 7 - Building Exterior Possible Points: 1.1					
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Building 7 - Common Areas Possible Points: <0.05					
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Building 7 - Unit g5 - Health & Safety					
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roaches	0.6
Building 10 - Building Exterior Possible Points: 0.5					

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FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 10 - Common Areas Possible Points: <0.05

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 10 - Unit j6 Possible Points: 1.8

Windows	OD	Inoperable/Not Lockable**	Level 1		<0.05
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Building 12 - Building Exterior Possible Points: 1.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 12 - Common Areas Possible Points: <0.05

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 12 - Unit I3 Possible Points: 1.9

Walls	OD	Peeling/Needs Paint**	Level 2		<0.05
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Building 13 - Building Exterior Possible Points: 1.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 13 - Common Areas Possible Points: <0.05

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 14 - Building Exterior Possible Points: 1.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Walls	OD	Cracks/Gaps**	Level 2		0.4

Building 14 - Common Areas Possible Points: <0.05

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 14 - Unit n12 - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: hotwater heater; Comments: presure relief valve release blocked by wall cant release	0.0
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Building 15 - Building Exterior Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 15 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 15 - Unit o7 Possible Points: 1.9

Inspection Summary Report - 382956

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: 1st bddroom door; Comments: major surface dame hole on door	0.2
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Building 15 - Unit o7 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: entire unit; Comments: roaches	0.6
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Building 17 - Building Exterior Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 17 - Common Areas Possible Points: 0.2

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
Kitchen	OD	Outlets/Switches/Cover Plates - Missing/Broken (LT)	Level 3	Location: koban kitchen; Comments: missing cp exposed wires	0.1

Building 19 - Building Exterior Possible Points: 0.5

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 19 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 25 - Building Exterior Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 25 - Common Areas Possible Points: <0.05

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 25 - Unit y6 Possible Points: 1.9

Doors	OD	Damaged Hardware/Locks**	Level 3	Location: frt entry; Comments: inop hardware wnt latch	0.2
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: kitchen closet door; Comments: major surface damage delaminating	0.2
		Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: bck entry; Comments: seals missing light showing	0.3

Building 26 - Building Exterior Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 26 - Common Areas Possible Points: <0.05

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 27 - Common Areas Possible Points: 0.1

Basement/Garage/Carport	OD	Windows - Cracked/Broken/Missing Panes (NLT)	Level 3	Location: basement; Comments: cracked window from sash	<0.05
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Building 37 - Building Exterior Possible Points: 0.7

Inspection Summary Report - 382956

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 37 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 37 - Unit 705-3 Possible Points: 1.9

Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
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Building 42 - Building Exterior Possible Points: 0.3

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 42 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 42 - Unit 1822-6 Possible Points: 1.9

Doors	OD	Damaged Hardware/Locks**	Level 2		0.1
Walls	OD	Damaged**	Level 1		<0.05

Building 43 - Building Exterior Possible Points: 0.4

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 43 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 43 - Building Exterior - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: ext gfi; Comments: inop wnt test	0.0
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Building 43 - Unit 610-10 Possible Points: 1.9

Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: 610-10; Comments: ext gfi inop	1.0
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 43 - Unit 610-10 - Health & Safety

Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bathtub; Comments: mildew	0.6
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Building 46 - Common Areas Possible Points: <0.05

Halls/Corridors/Stairs	OD	Stairs - Broken/Missing Hand Railing (NLT)	Level 3	Location: 4th breezeway; Comments: hand rail loose inop	0.0
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Building 46 - Building Exterior - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: ext gfi; Comments: inop	0.0
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Building 46 - Unit 2210-100a Possible Points: 1.8

Inspection Summary Report - 382956

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: 1st br door; Comments: 3 inch hole	0.2
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Building 48 - Building Exterior Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		<0.05

Building 48 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 135 - Common Areas Possible Points: 0.1

Lobby	OD	Windows - Inoperable/Not Lockable**	Level 1		<0.05
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Building 153 - Building Exterior Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 153 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 153 - Unit 18 abberto Possible Points: 1.8

Ceiling	OD	Bulging/Buckling	Level 3	Location: 2nd br; Comments: ceiling buldging	0.2
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: bath door; Comments: door inop wnt latch	0.2
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bath door; Comments: major surface damage	0.2
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: ext unut gfi; Comments: inop	1.0
Outlets/Switches	OD	Missing/Broken Cover Plates (LT)	Level 3	Location: behind fridge; Comments: missing cp exposed wires	0.2
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: 1st br; Comments: only win in area blocked	0.2

Building 153 - Unit 18 abberto - Health & Safety

Emergency/Fire Exits	OD	Emergency/Fire Exits Blocked/Unusable (LT)	Level 3	Location: 1st br; Comments: 2nd egress blocked by inop win	1.4
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Building 155 - Building Exterior Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		<0.05

Building 155 - Common Areas Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access	
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Building 158 - Building Exterior Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access	
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Building 158 - Common Areas					Possible Points:	0.0
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access		
Building 158 - Unit 207 jaybir					Possible Points:	1.8
Bathroom	OD	Water Closet/Toilet - Damaged/Clogged/Missing	Level 2			0.7
Building 164 - Building Exterior					Possible Points:	0.1
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ext; Comments: non access		
Building 164 - Common Areas					Possible Points:	0.0
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: ext; Comments: non access		
Building 164 - Unit 408 shag					Possible Points:	1.8
Windows	OD	Inoperable/Not Lockable**	Level 1			<0.05
Building 164 - Unit 408 shag - Health & Safety						
Infestation	OD	Insects (NLT)	Level 3	Location: bedroom; Comments: live roaches		0.6

NOTE: Score for any given building or unit can not be negative (if deductions are greater than possible points, the score is set to zero)